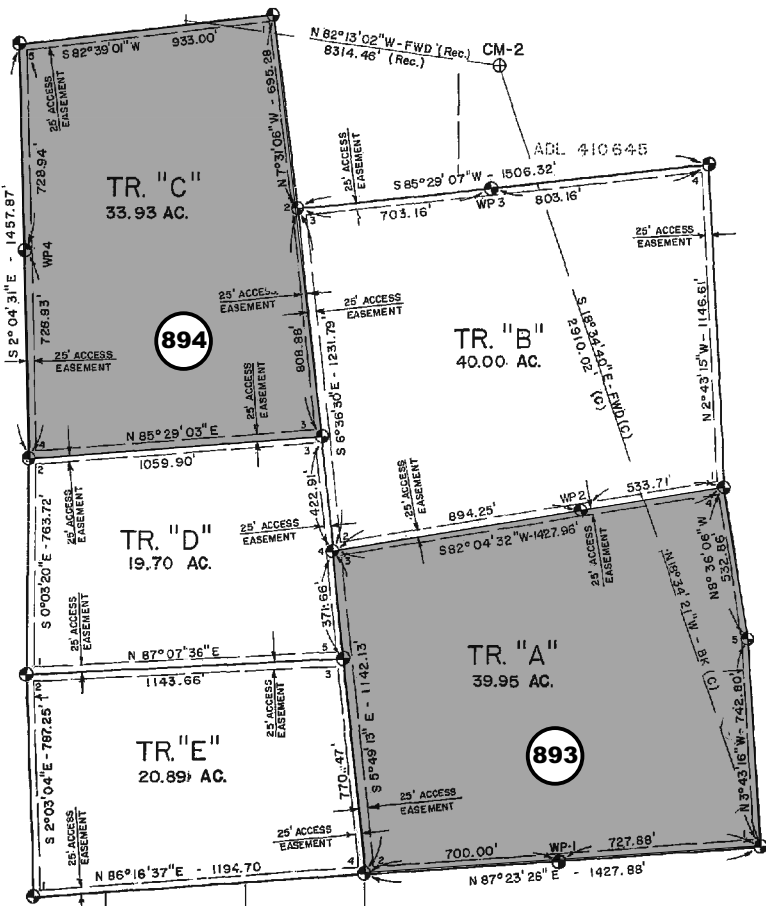


| | |
|---------------------|---|
| Municipal Authority | None |
| Homeowners Assoc. | None |
| Other | This area is frequented by moose, bear, wolverine, and various other types of wildlife. Nearby trails may contain trap lines. |

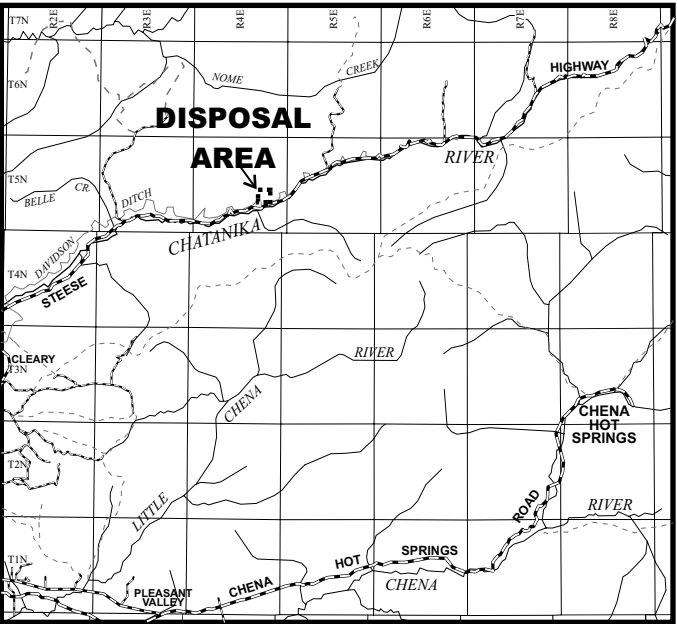
Map 52 - White Mountain Remote ASLS 85-34

Sec. 23



| Parcel | ADL | MTRS | Survey | Lot/Tract | Acres | Minimum Bid |
|--------|--------|-------------|------------|-----------|--------|-------------|
| 893 | 410617 | F005N004E23 | ASLS 85-34 | A | 39.950 | \$32,000.00 |
| 894 | 410704 | F005N004E23 | ASLS 85-34 | C | 33.930 | \$28,800.00 |

Site Inspection: The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.



USGS Quad circle, Circle A-6, B-6, Alaska

Vicinity Map
Township 5 North, Range 4 East Sec. 23
Fairbanks Meridian, Alaska

| | |
|-----------------------|---|
| Location | The White Mountain area is located 45 miles northeast of Fairbanks, north of the Steese Highway. |
| Topo Map | USGS Quads Circle A-6 and B-6 |
| Access | Access is via the Steese Highway and existing trails. |
| Terrain | The area consists of moderate to steep slopes with elevations from 1,000 to 2,500 feet. It is close to the Chatanika River and the White Mountain National Recreation Area. High flooding and glaciation exist in the stream valleys. |
| Soils | Soils are shallow and well drained, mixed with fractured bedrock. |
| Vegetation | Stands of small-diameter birch and poplar are interspersed with white spruce. Pure black spruce stands are found on northern and occasionally on southern slopes. Creek valleys are vegetated with wetland plants such as willow, alder, and dwarf birch. |
| Water Front | Some parcels may be located in creek valleys. |
| View | Many locations have panoramic views of the Chatanika River Valley. |
| Climate | Average temperatures range from 35 to 65 degrees F in the summer and -22 to 26 degrees F in winter with yearly extremes of -55 to 95 degrees F. Average annual precipitation is 15 inches. |
| Water Source | Surface water is available in creek valleys, but is limited at high elevations. |
| Water/Sewage Disposal | Non-water carried type disposal systems are approved. Any other system must be approved and permitted by the Alaska Dept. of Environmental Conservation. |
| Utilities | None |
| Restrictions | Subject to platted easements and reservations, see ASLS 85-34. ADL 410617 is subject to a 50-foot wide public right-of-way, converted from a trespass, that crosses the parcel from east to west. |
| Municipal Authority | Located within the taxing authority of the Fairbanks North Star Borough. |
| Homeowners Assoc. | None |
| Other | Entering any portion of the area will require crossing Davidson Ditch, which forms a portion of the southern project boundary. It is 25 feet wide and is interconnected with pipeline siphons across creek valleys. It was built in the 1920s to provide water to mining operations and is under the jurisdiction of the Dept. of Natural Resources. Casual use of the Davidson Ditch property (hiking, four-wheeling, snowmachining) is allowed; any other use or disturbance will require a permit from the Dept. of Natural Resources. Existing trails are quite steep and often terminate at the ditch. Many of these trails have not been surveyed to date; trail locations shown on status maps should be double-checked in the field to ensure access routes. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968, are subject to Revised Statute 2477 of the mining law of 1866. |

Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened

due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

| VETERAN'S DISCOUNT CALCULATION | | | |
|---|----|-----------|---------------------|
| Per Acre Reimbursable Cost | \$ | 959.00 | |
| "X" Parcel Size (Acres) | x | 3.349 | |
| Total Reimbursable Cost | \$ | 3,211.69 | |
| Bid Price | \$ | 14,000.00 | \$ 14,000.00 |
| Less the Reimbursable Cost | \$ | -3,211.69 | |
| Amount eligible for discount | \$ | 10,788.31 | |
| 25% Veteran's Discount Rate | x | 0.25 | |
| Veteran's Discount | \$ | 2,697.08 | \$ -2,697.08 |
| Discounted Purchase Price (Bid Price Less Discount) | | | \$ 11,302.92 |
| Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>) | | | \$ -700.00 |
| Balance Due | | | \$ 10,602.92 |

Reimbursable Costs for Calculating Veteran's Discount

| Project Name | Project description | Cost/Acre |
|----------------------------|---|---------------|
| Alexander Creek West Subd. | ASLS 79-209 | \$225.00/Acre |
| Amber Lake North Subd. | ASLS 80-152 | \$293.00/Acre |
| Anderson (Sec. 17) | ASLS 79-023 | \$54.00/Acre |
| Anderson (Sec. 18) | ASLS 79-024 | \$54.00/Acre |
| Anderson (Sec. 19) | ASLS 79-025 | \$54.00/Acre |
| Anderson (Sec. 20) | ASLS 79-026 | \$54.00/Acre |
| Anderson (Sec. 28) | ASLS 79-027 | \$54.00/Acre |
| Anderson (Sec. 29) | ASLS 79-028 | \$54.00/Acre |
| Anderson (Sec. 30) | ASLS 79-029 | \$54.00/Acre |
| Anderson (Sec. 31) | ASLS 79-030 | \$54.00/Acre |
| Anderson (Sec. 32) | ASLS 79-031 | \$54.00/Acre |
| Anderson (Sec. 33) | ASLS 79-032 | \$54.00/Acre |
| Bald Mountain Subd. | ASLS 80-176 | \$238.00/Acre |
| Bench Lake Subd. | ASLS 80-147 | \$323.00/Acre |
| Berg Subd. | ASLS 82-181 | \$531.00/Acre |
| Bruce Lake Subd. | ASLS 79-155 | \$492.00/Acre |
| Canyon Lake Subd. | ASLS 80-139 | \$274.00/Acre |
| Chase II Subd. | ASLS 79-149 | \$236.00/Acre |
| Chena Hot Springs II Subd. | ASLS 80-138 | \$260.00/Acre |
| Circle Subd. | ASLS 78-163 Replat A-J77-113 & I-5 77-161 | \$71.00/Acre |
| Copper Center Subd. | ASLS 79-042 | \$140.00/Acre |
| Deadman Lake Subd. | ASLS 81-040 | \$268.00/Acre |
| Delta Ag Subd. | ASLS 78-93 | \$41.00/Acre |

| Project Name | Project description | Cost/Acre |
|---------------------------------|---|----------------|
| Denali View Subd. | ASLS 80-145 | \$405.00/Acre |
| Eagle Subd. | ASLS 81-033 | \$261.00/Acre |
| Frederick Point North Subd. | ASLS 83-031 | \$698.00/Acre |
| Glennallen Area I | ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM | \$122.00/Acre |
| Glennallen Area II | ASLS 79-249 Sec. 24, T4N, R2W, CRM | \$122.00/Acre |
| Glennallen Area II | ASLS 79-250 Sec. 22, T4N, R2W, CRM | \$122.00/Acre |
| Glennallen Area II | ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM | \$122.00/Acre |
| Goldstreak Subd. | ASLS 79-156 | \$492.00/Acre |
| Greensward Subd. | ASLS 79-154 | \$492.00/Acre |
| High Mountain Lakes Addn. Subd. | ASLS 81-194 | \$426.00/Acre |
| High Mountain Lakes Subd. | ASLS 80-154 | \$273.00/Acre |
| Indian River Subd. | ASLS 80-131 | \$229.00/Acre |
| John Lake Subd. | ASLS 82-190 | \$458.00/Acre |
| Lake Louise Small Lots | Various US Surveys On Lake Louise | N/A |
| Lynx Lake Aliquot Part | Sec. 9, 16, 21, T18N R4W, SM | \$63.00/Acre |
| Rabideux Ag. | Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM | \$46.00/Acre |
| Shelter Island Subd. | ASLS 80-170 | \$460.00/Acre |
| Southwind | Sec. 10-3, 9-17, 20-29, T8S, R8W, FM | \$18.00/Acre |
| Talkeetna Foothills Subd. | Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM | \$18.00/Acre |
| Tenakee Springs Subd. | ASLS 81-216 | \$1285.00/Acre |
| Tok (Sec. 23, T18N, R12E, CRM) | ASLS 79-019 | \$4.00/Lot |
| Whale Passage Addition #2 | ASLS 00-26 | \$350.00/Acre |
| Whale Passage Addition #3 | ASLS 00-25 | \$350.00/Acre |